Davidson County DEEDWARR
Recvd: 09/05/17 09:44 3 pgs
Fees:18.00 Taxes:839.90
20170905-0090752

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURIE LOCKWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Attalla, Aiad Mikheel, and Fawzia Kheela	SWBC Mortgage	164080C.003.00CO
(NAME)	(NAME)	
505 Aerie Landing	9311 San Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Philip Higginbotham, **An Unmarried Man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Attalla, **A Single Man**, and Aiad Mikheel and Fawzia Kheela, **Husband and Wife, Tenants in Common**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43, on the Final Plat of Hamilton Chase, Section One, a Planned Unit Development, as of record in Instrument No. 20051025-0128977 and Certificate of Correction in Instruction in Instrument No. 20051031-0131297 and in Instrument No, 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Phillip Higginbotham, an unmarried man by Warranty Deed dated 01/25/2013 from RL. Regi-TN GVC, LLC, A Tennessee Liability Company, and filed of record in Instrument No. 20130125-0008107, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 505 Aerie Landing Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands 08/31/17.

Philip Higginbotham

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Philip Higginbotham with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/31/17.

Notary Public

My Commission Expires: _____

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-20-2019
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

